

# Viola Marina

**Region:** Sardinia **Sleeps:** 8

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## Overview

Viola Marina is an elegant 4-bedroom villa in the exclusive I Giardini di l'Aldia area of north Sardinia, just a short distance from the stunning Lu Impostu beach. This independent property features spacious, bright interiors, ideal for up to 8 guests. The main building includes a large living area with abundant natural light, a fully furnished kitchen, and a double bedroom with a private bathroom (tub and shower) and walk-in closet. Both the living room and bedroom offer breath-taking views and open onto a covered terrace.

The villa also includes a charming dependence accessible via a classic courtyard. The sleeping area here consists of a double bedroom, a twin bedroom, and a bedroom with two French double beds, all with en-suite bathrooms.

Outdoors, the covered terrace has a dining table and lounge area overlooking the blossoming garden and private pool. The villa is fully air-conditioned, with Wi-Fi throughout, ensuring comfort throughout your stay.

Viola Marina is ideally located near Cala Brandinchi, San Teodoro city centre, Capo Coda Cavallo, and Porto Taverna, with Olbia Costa Smeralda airport just 30 minutes away by car.



## Facilities

Boat Trips • Scuba Diving • Villa • Sailing • Golf Nearby • Air-Con • Cycling • Wine Tasting • Historical Sites • Watersports • Private Pool • Horse Riding • Walking/Hiking Paths • Ideal for Kids • Chef/Cook Available • Ideal for Teens • Wow Factor • Cots (Cribs) • All Bedrooms En-Suite • Beach Nearby • <1hr to Airport • Parking Space • Walk to Restaurant • Wi-Fi/Internet • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Dishwasher • Working Fireplace/Woodburner • Yoga Classes Available • Wine-Tasting Available • Babysitting Available • Ideal for Babies & Toddlers • High Chair(s)

# Interior & Grounds

## Villa Interiors

### Main villa (sleeps 2 guests)

- Living area
- Kitchen with dishwasher, oven, kettle, toaster, blender, coffee machine, fridge and freezer
- Bedroom with double bed, walk-in closet and ensuite bathroom with bathtub and shower

### Dependence (sleeps 6 guests)

- Living room
- Guest WC
- Bedroom with double bed and ensuite bathroom
- Bedroom with twin beds and ensuite bathroom
- Bedroom with 2 x French beds and ensuite bathroom

## Outside Grounds

- Private swimming pool (4m x 6m, depth: 1.2 - 2.8mt), open from approximately beginning-May to beginning-November
- Sunbeds
- Terrace
- Outdoor dining
- Lounge area
- Garden
- Barbecue
- Parking

## Facilities

- WiFi
- Air conditioning
- Washing machine
- Hairdryer
- Smart TV
- Fireplace
- Iron and ironing board



## Location & Local Information

Viola Marina is ideally situated in northern Sardinia, a sought-after holiday destination renowned for its pristine beaches, stunning landscapes, and vibrant culture. Located just 30 minutes by car from Olbia Costa Smeralda Airport and Port, this idyllic area combines convenience with natural beauty.

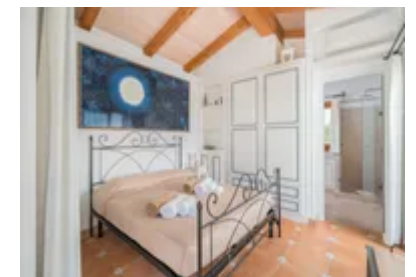
Nearby, the enchanting Cala Brandinchi, often called "Little Tahiti" for its crystal-clear waters and powdery white sand, offers a serene escape for sunbathing, snorkelling, and paddleboarding. The nearby beaches of Lu Impostu, La Cinta, Punta Est, and Porto Taverna provide diverse seaside experiences, from family-friendly shores to more secluded coves.

Explore San Teodoro, a charming town brimming with authentic Sardinian culture. Its lively city centre is home to bustling markets, boutique shops, and restaurants serving local delicacies like bottarga, fregola, and fresh seafood. Just a short drive away, Capo Coda Cavallo boasts dramatic cliffs, panoramic views, and opportunities for hiking and boat tours.

The region also celebrates traditions through local festivals, where visitors can experience folk music, dancing, and artisan crafts. Viola Marina is the perfect gateway to discovering Sardinia's treasures, whether you're seeking relaxation, outdoor adventure, or cultural immersion.

## Local Amenities

Nearest Airport	<b>Olbia Costa Smeralda Airport (21km)</b>
Nearest Ferry Port	<b>Porto di Olbia (25km)</b>
Nearest Restaurant	<b>(Within walking distance)</b>
Nearest Village	<b>Puntaldia (3km)</b>
Nearest City	<b>Olbia (24km)</b>
Nearest Golf	<b>Golf Club Puntaldia (3km)</b>
Nearest Bar/Pub	<b>Puntaldia (3km)</b>
Nearest Supermarket	<b>Case Peschiera-Lu Frailli (1km)</b>
Nearest Beach	<b>Lu Impostu (2km)</b>



## What we love

- Just a short distance from the beautiful Lu Impostu beach, with other renowned beaches like Cala Brandinchi, La Cinta, and Porto Taverna nearby.
- Enjoy a private pool surrounded by a lush, blossoming garden, perfect for outdoor relaxation. The covered terrace is furnished with a dining table and lounge area, ideal for alfresco dining and lounging.
- Situated in the exclusive I Giardini di l'Aldia area, close to shops, bars, restaurants, a golf course, and a touristic port, and just 30 minutes from Olbia Costa Smeralda Airport, offering convenience and easy access to the area's highlights.

## What you should know...

- We recommend hiring a car to be able to explore everything that this beautiful region has to offer.
- Viola Marina comprises a main villa that sleeps two guests in one double bedroom and a dependence that sleeps six guests across three bedrooms.
- Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.
- Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.

# Terms & Conditions

- **Security deposit:** €5000 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** No. €500 per week, payable locally. Utilities include energy costs, bed-linen, bath towels and pool towels.
- **> If not included, what are they?:** €500 per week, payable locally. Utilities include energy costs, bed-linen, bath towels and pool towels.
- **Linen & towels included?:** Utilities including energy costs, bed-linen, bath towels and pool towels are at an extra cost of €500 per week payable locally.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. Please note home security devices may be installed at the villa, please enquire for further information. Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking. Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.
- **Changeover day:** Saturday. All other changeover days on request.
- **End of stay cleaning available?:** Standard changeover clean included in the price. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Outside only.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Extra cost, payable locally.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
- **Internet access?:** Wi-Fi internet access included.
- **Pool opening dates?:** The pool is open from approximately beginning-May to beginning-November. Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.